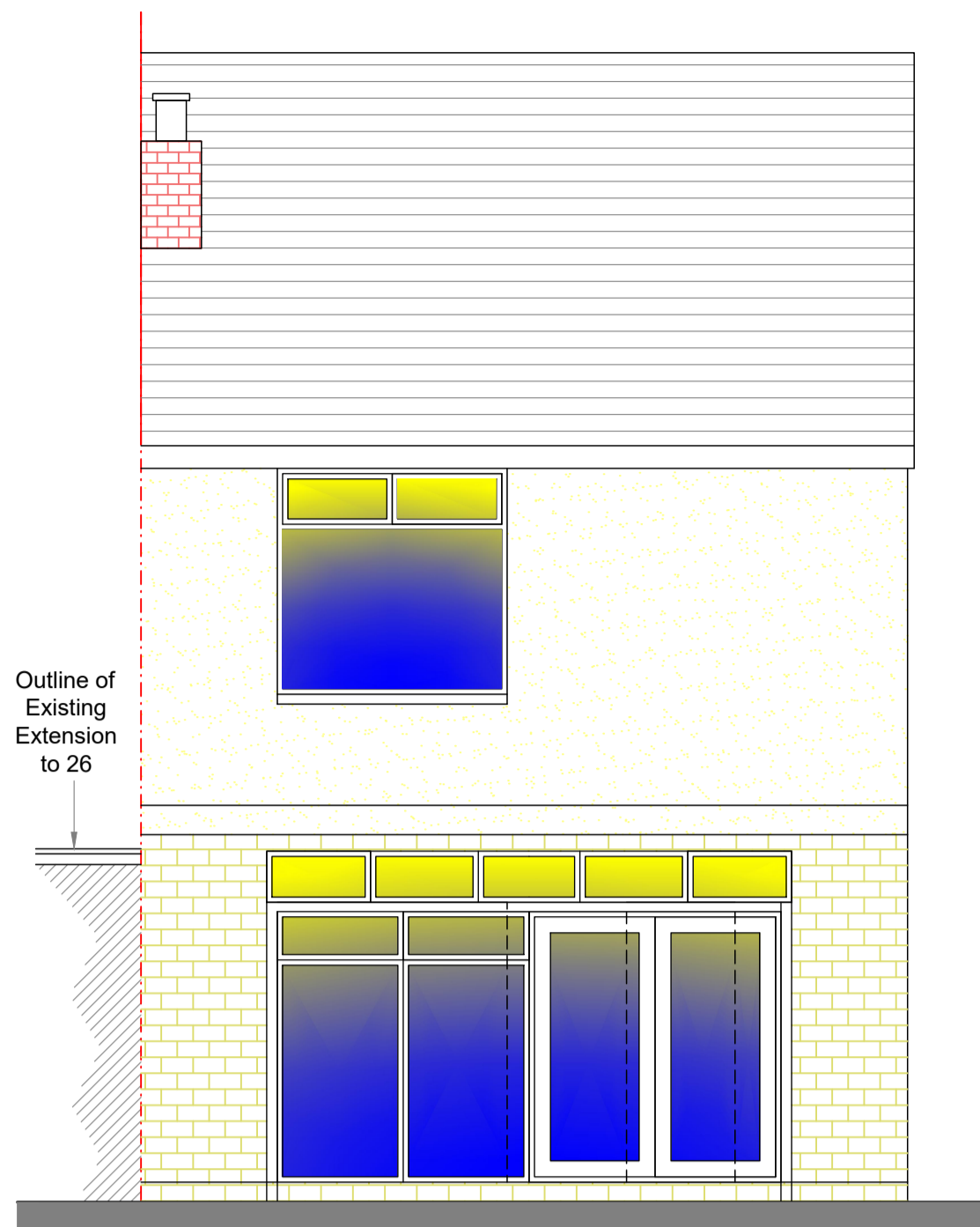
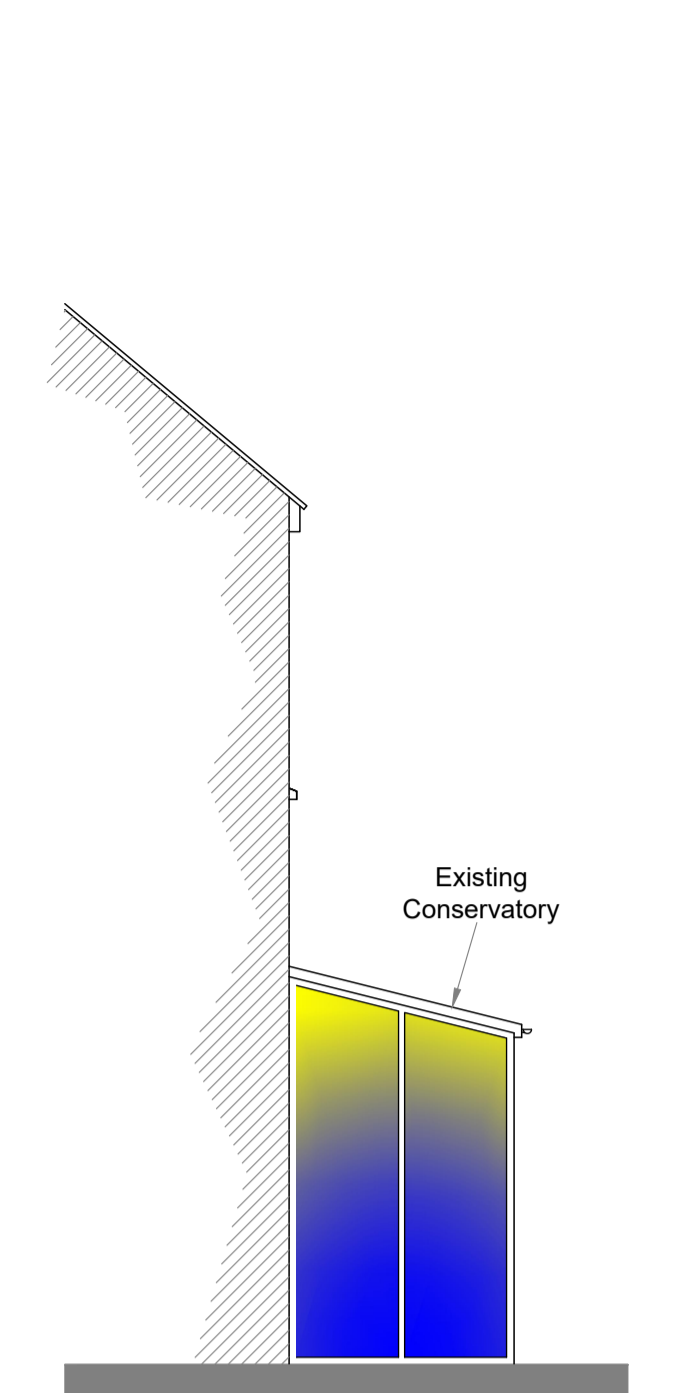


- Notes**
1. All steelwork dimensions to be checked on site prior to ordering and fabrication.
 2. All dimensions shown in millimeters and this drawing must not be scaled off.
 3. Any numerical discrepancies to be reported to Keystone Structural Engineering immediately.
 4. All internal steelwork to receive two coats of red oxide before erection.
 5. All external steelwork to receive 80um (140um if coastal) thickness of Hot Dip Galvanized coating.
 6. The span of the beam is the clear distance between supports, the minimum bearing (use) is 150mm each end.
 7. All Twin Beams to be bolted & sleeved together @800mm ctrs
 8. All Columns or Posts below DPC to be surrounded with min 100mm Gen3 Concrete
 9. All Lintels to be installed in accordance with Manufacturers guidelines
 10. The underside of all Foundations MUST be approved by Building Control prior to pouring.

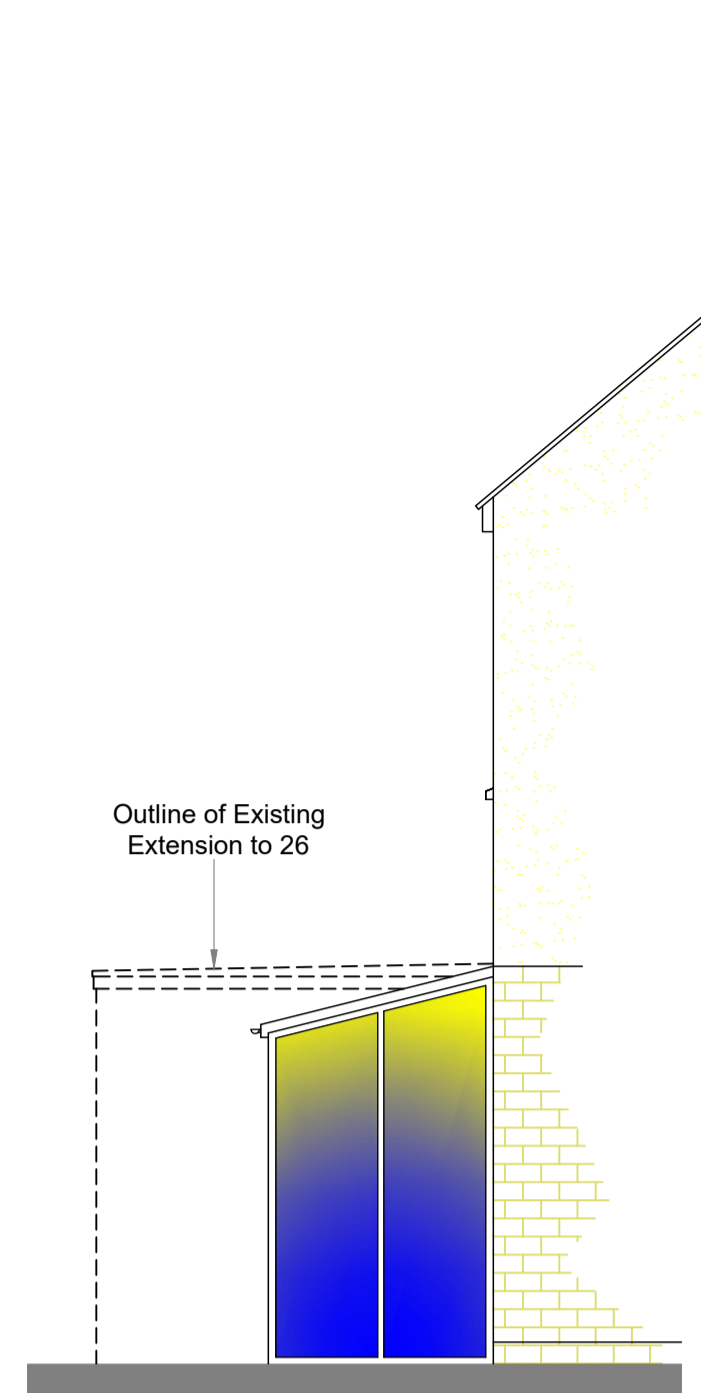
- Assumed to be Load Bearing Walls
- Assumed Not Load Bearing Walls
- Dense Concrete Block (7.3N)
- Celcon Thermal Block (3.6N)
- Facing Brick (22N)
- Timber Frame
- Engineering Brick (22N)
- Stud Walls (100mm Wide)
- Insulation
- Walls to be Removed
- Steelwork Beams Or Boundary
- Precast Concrete Lintels
- Timber Fence/Joists
- Precast Padstone
- Mass Concrete Foundations



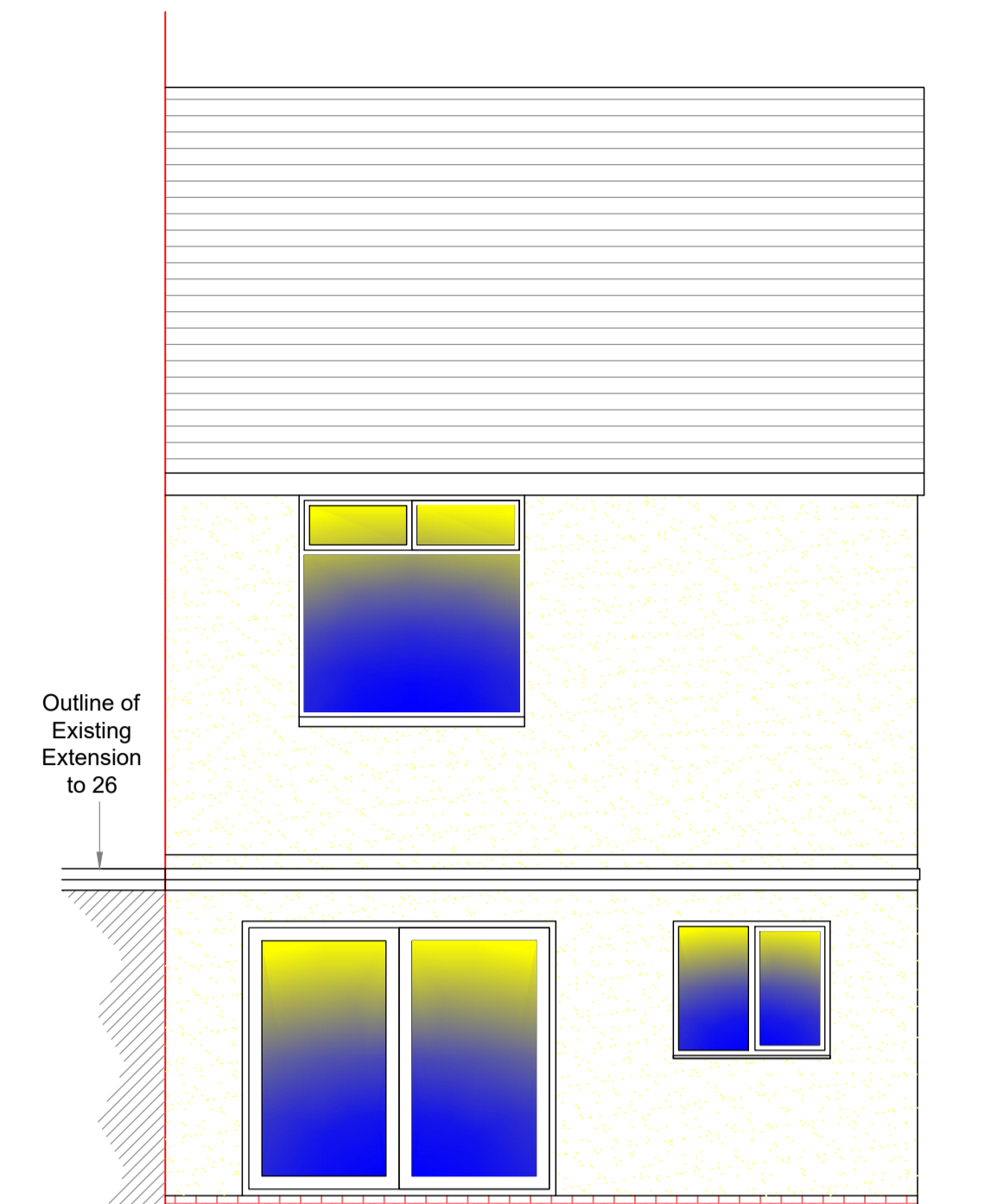
EXISTING REAR ELEVATION
Scale 1:50



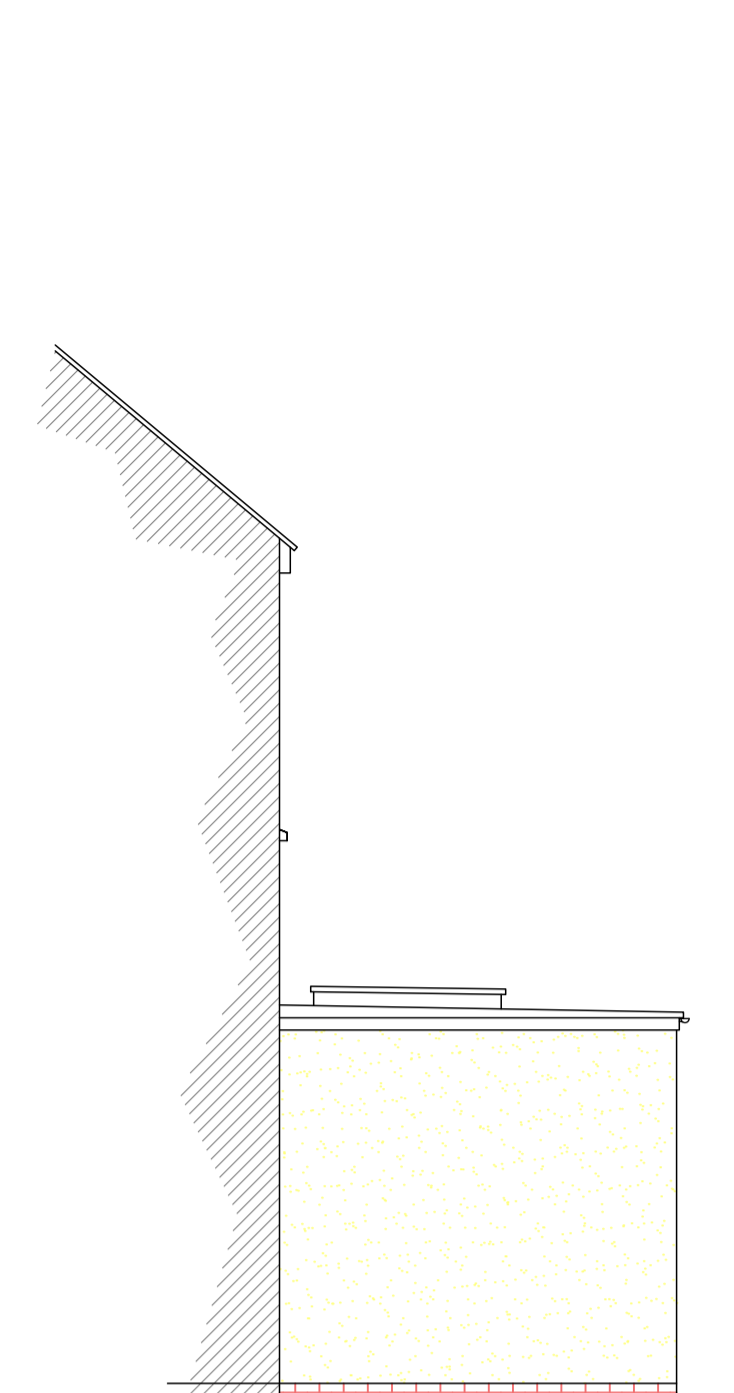
EXISTING SIDE (PART) ELEVATION
Scale 1:50



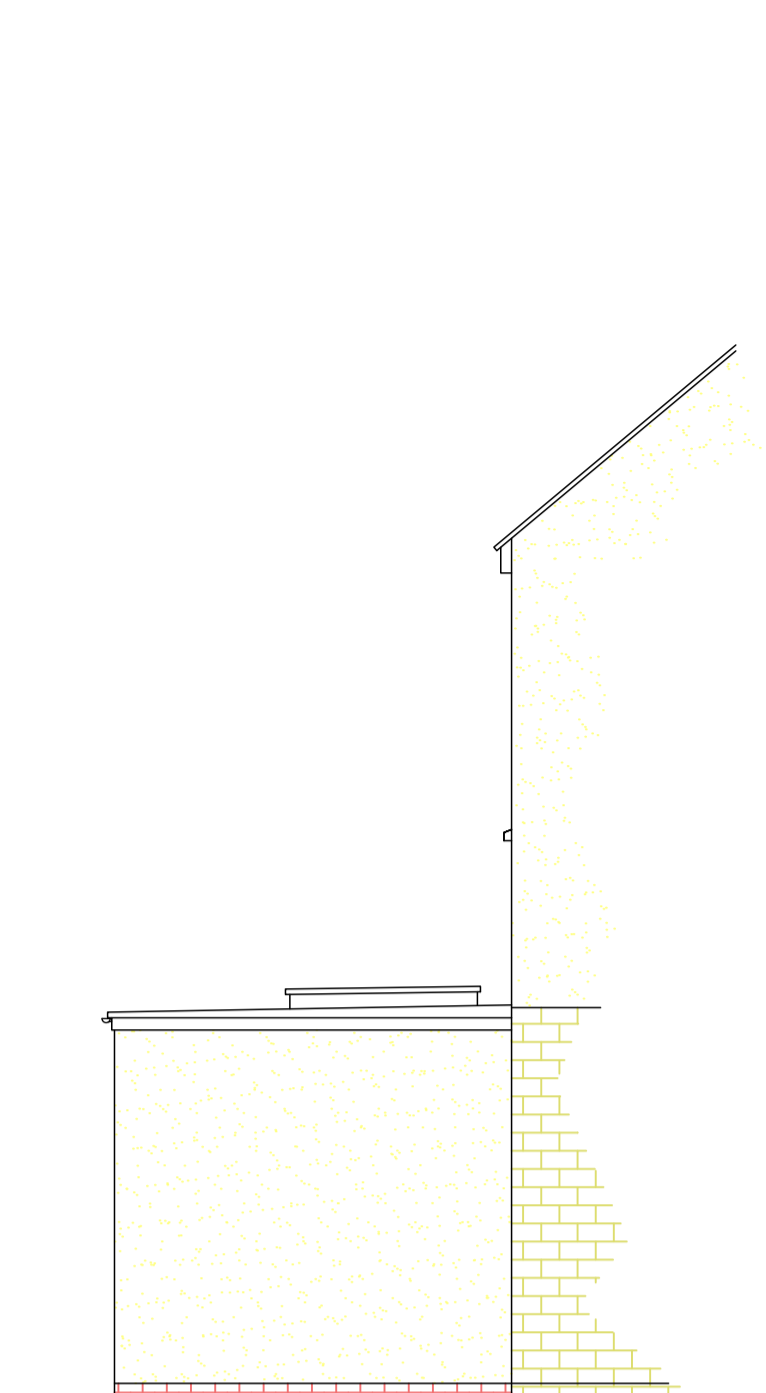
EXISTING SIDE (PART) ELEVATION
Scale 1:50



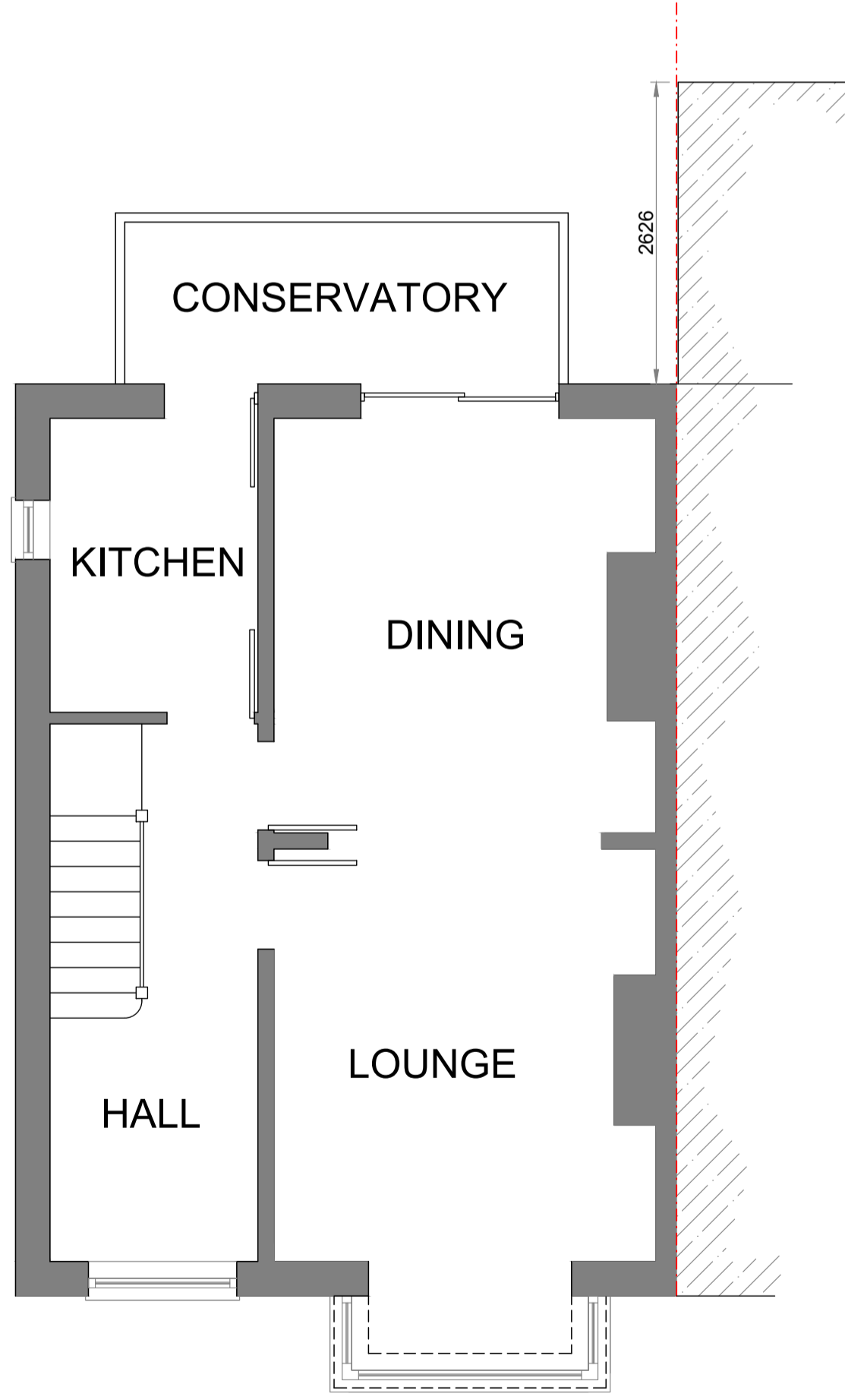
PROPOSED REAR ELEVATION
Scale 1:50



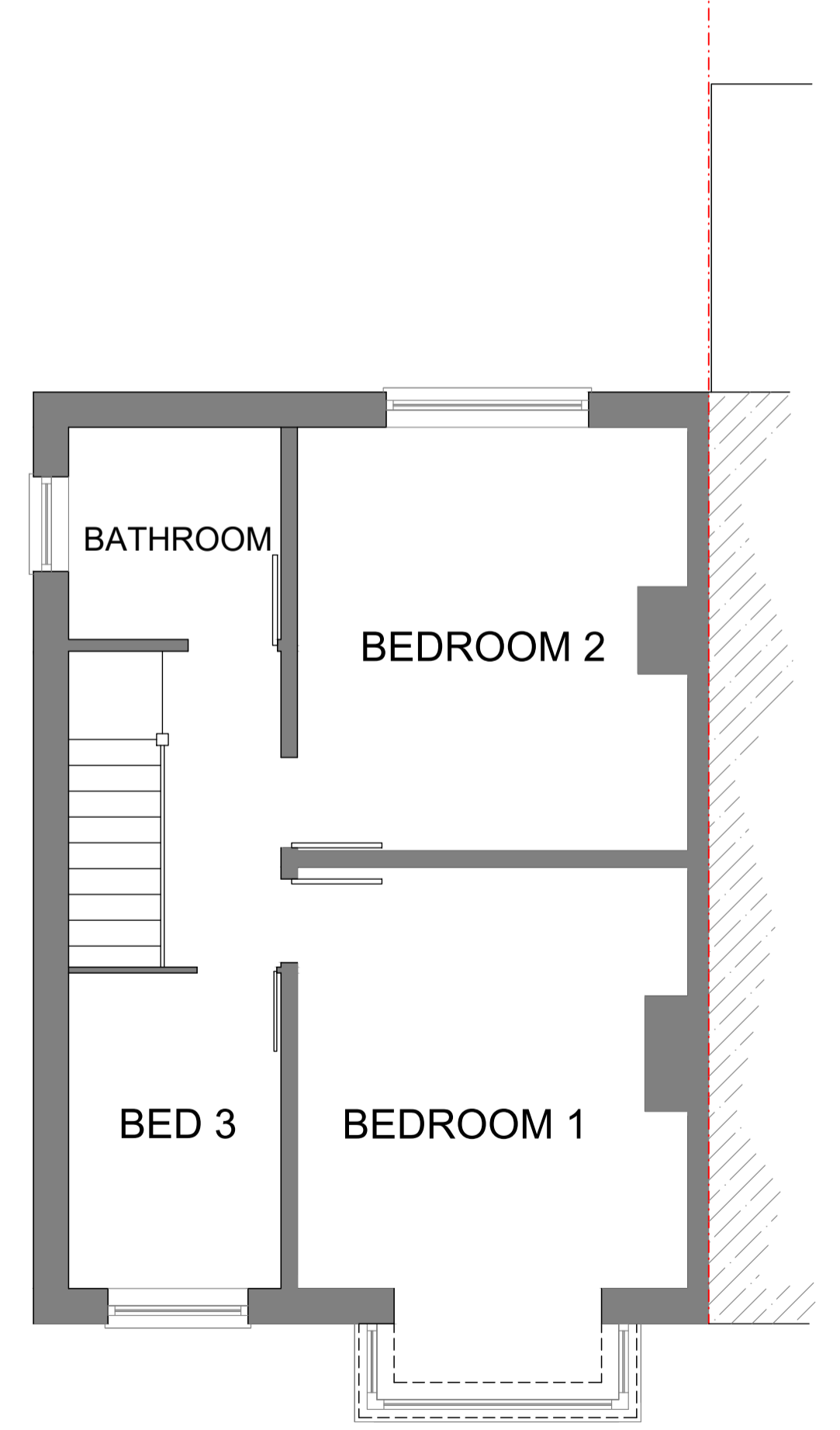
PROPOSED SIDE (PART) ELEVATION
Scale 1:50



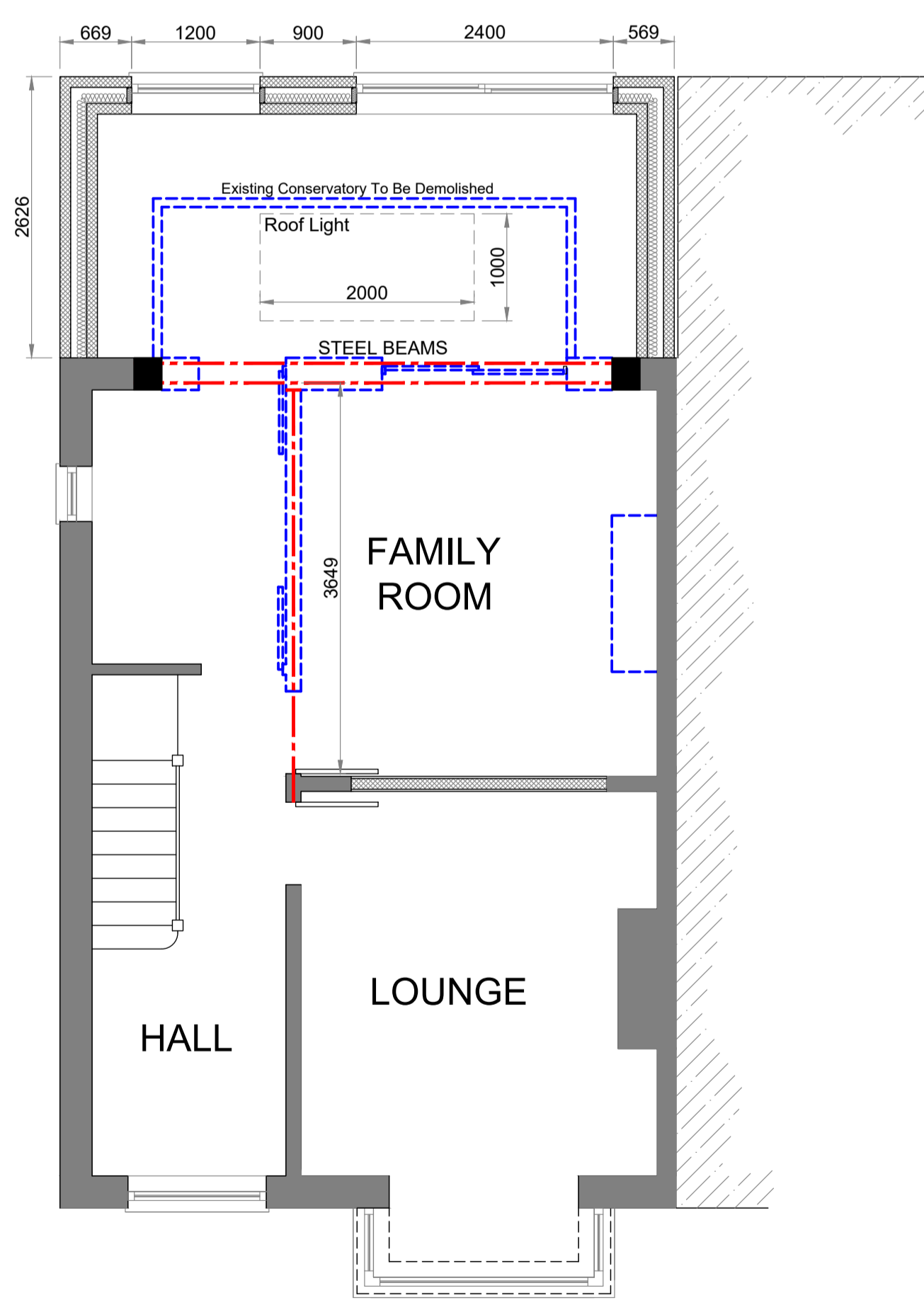
EXISTING SIDE (PART) ELEVATION
Scale 1:50



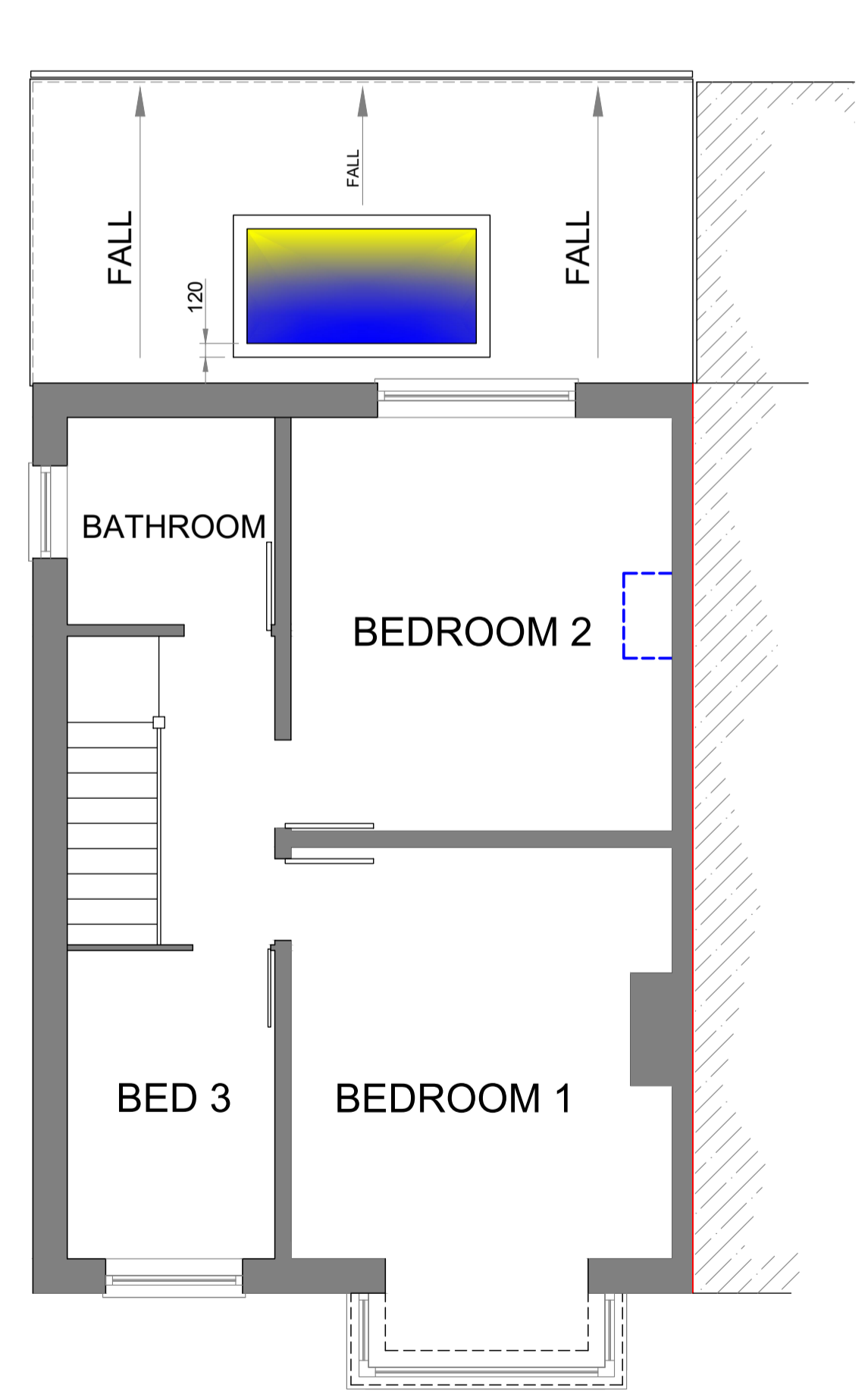
EXISTING FIRST FLOOR PLAN
Scale 1:50



EXISTING FIRST FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50

EXISTING FINISHES	
ROOF	BLACK SLATE
GUTTERS	BLACK PLASTIC
FASCIA/SOFFITS	WHITE UPVC
WALLS	BRICKWORK & RENDER
WINDOWS	WHITE UPVC
EXTERNAL DOORS	WHITE UPVC

PROPOSED EXTENSION FINISHES	
FLAT ROOF	PLY MEMBRANE
GUTTERS	BLACK PLASTIC
FASCIA/SOFFITS	WHITE UPVC
WALLS	RENDER
WINDOWS	WHITE UPVC
EXTERNAL DOORS	WHITE UPVC

Drawing Title
PROPOSED PLANS, & ELEVATIONS

Site Address
28 MORGAN STREET, NEWPORT, NP19 7AX - JOHN ROBERTS

Drawn By	DJLH	Scales	1:50 @A1
Date	MAY 2024	Checked	24-2092-DWG-02
Date Checked		Drawing Number	

Drawing Status
PLANNING

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